



CITY OF LA QUINTA

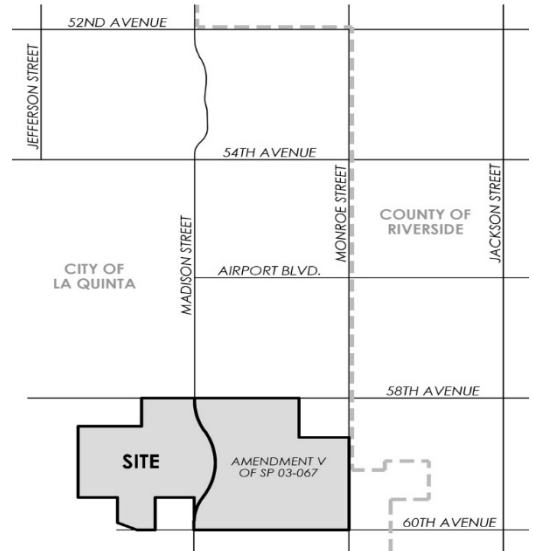
NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT

CORAL MOUNTAIN RESORT

In accordance with the California Environmental Quality Act (CEQA), the City of La Quinta (City), as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed Coral Mountain Resort Project ("Project"). This notice provides the public, residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

Project Location: Within the City of La Quinta, the project encompasses an area of approximately 929 acres south of Avenue 58, north of Avenue 60, and east and west of Madison Street. As a part of the proposed project, the 386-acre portion of the site west of Madison Street is proposed to be removed from the existing Andalusia Specific Plan (SP 03-067) and developed under Specific Plan 2020-0002. This area is generally bounded by Avenue 58 to the north; Madison Street to the east; the extension of Avenue 60 to the south; and Coral Mountain to the west. The site is located in portions of Section 27 and 28, Township 6 South, Range 7 East, San Bernardino Base Line and Meridian; Latitude 33° 37' 15" N Longitude 116° 15' 21" W (approximate geographic center of the site).



Project Description:

The project consists of the following entitlement applications: a General Plan Amendment (GPA 2019-0002), a Zone Change (ZC 2019-0004), a Specific Plan Amendment to SP 03-067, a Specific Plan (SP 2020-0002), a Tentative Tract Map (TTM 2019-0005), a Site Development Permit (SDP 2021-0001) for a portion of the project consisting of an artificial Wave Basin, and a Development Agreement (DA 2021-0002). The proposed project would result in the development of a master planned resort community. The project proposes to develop the 386-acre site with a mix of uses including up to 600 dwelling units of varying product types, a resort facility with up to 150 rooms, 57,000 square feet of tourist commercial uses, a 16.62-acre artificial Wave Basin for recreational purposes, 60,000 square feet of neighborhood commercial uses, and 23.6 acres of open space recreational uses. The project will also include the installation of an off-site transformer bank at an existing IID substation as part of the proposed upgrades.

Significant Effects Discussed in the Draft EIR: The potential impacts of the Project were determined to be less than significant for the following topics: energy, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, and utilities. The potential impacts of the Project were determined to be less than significant with mitigation measures identified in the Draft EIR for the following topics: air quality, biological resources, cultural resources, geology and soils, noise, transportation, and tribal cultural resources. The potential impacts of the Project were determined to be significant and unavoidable for the following topics: aesthetics and greenhouse gas emissions.

This Draft EIR is available for a 45-day public review period beginning on **June 22, 2021 and ending on August 6, 2021**. The Draft EIR is available for public review at the City Hall, located at 78-495 Calle Tampico, La Quinta, CA 92253. In addition, the Draft EIR is available at the City's website at <http://www.laquintaca.gov/thewave>.

Please provide any comments in response to this notice (please note "Coral Mountain Resort DEIR" in the subject line) in writing by August 6, 2021 to: Nicole Sauviat Criste, Consulting Planner, City of La Quinta, 78-495 Calle Tampico, La Quinta, CA 92253, or consultingplanner@laquintaca.gov. Please include the name, address, and other contact information in your response. Further details of the proposed Project are available at <http://www.laquintaca.gov/thewave>.